

what are residents' housing needs?

The city's growth in the next decades must reflect the patterns of household change just as they did in the last decades, and continue to welcome new settlement in the city. New residents, in the shape of empty nesters and seniors, will play an extremely important role in future planning for housing development in the city. To ensure that the city will be able to accommodate demographic changes in the housing market, Minneapolis' residential neighborhoods must continue to diversify and grow.

Some neighborhoods contain a wider range of housing types than their counterparts. Other areas enjoy excellent access to parks and lakes and, in good weather, experience an influx of people from all over the region who look to the same parks for rest and relaxation. ~~A few~~Some of the city's neighborhoods know the freeways and other major thoroughfares as their boundaries. Rivers, lake edges and railway corridors separate other neighborhoods from each other. ~~Specific institutions,~~Institutions, such as the University of Minnesota or large hospitals and corporations, ~~partially~~ define the landscape of ~~other places in parts of~~ the city. ~~Perceptions~~The experience of security or threats to personal safety differ across city ~~neighborhoods and so do people's experience of such things.~~ neighborhoods.

Most residents share a common desire for the housing basics; quality houses that will retain their economic value over time, safety and security in the neighborhood, and a combination of recreational facilities, shopping or other basic services nearby. Yet, different households are looking for specific attributes in their neighborhoods, depending on their interests and lifestyle. Single parents with preschoolers and no access to an automobile look for housing with good transit and day care facilities nearby. Retired couples who have sold their family home and have a keen interest in entertainment and travel seek out housing that is relatively maintenance free and convenient to downtown arts venues. They are looking for lifecycle housing in their community, a type of housing that responds to their changing housing needs. Artists and other professionals search for low cost living and work spaces in areas that are often overlooked by other home seekers. Young first time homebuyers establishing their careers and families are looking for excellent schools, quality recreational facilities and a home large enough to accommodate a family. Single working adults may choose to rent their housing close to entertainment, recreational amenities and quality transit services, close to other like minded people of similar interests and easily accessible to their workplace. Some search out neighborhoods with a wide variety of housing types that will accommodate changing housing needs; apartments, large single family homes, co-housing, townhouses or condominiums. The city's neighborhoods develop their individual character based on the interests of their residents. As a result, every neighborhood in Minneapolis has a specific set of amenities they proudly claim as their own. Whether these amenities are a park for kids to play in, a lake that turns into a hockey rink in the winter or corner store market to pick up milk, bread and the newspaper, each neighborhood in the city looks to these features as an essential defining element of its identity and character.

Minneapolis' adopted Housing Principles

~~The Housing Principles, adopted by Mayor and Council in June 1995, provide a set of objectives to guide city actions concerning the housing market. The city's policy, as described in the Housing Principles, has been included in its entirety in The Minneapolis Plan, but has been re-organized to illustrate the goals of providing housing choices and quality to residents. These objectives are intended to both expand choices where they are currently constrained and open up even more choices where there is already abundant choice.~~

~~In order to monitor the city's actions in the housing market, a series of "impact measures" were developed by a group of citizens, planners and developers. As a tool, the impact measures point to indicators such as the market value of residential properties, the city's share of the metropolitan area's subsidized housing, the median household income in the city in relation to the metro area's median household income, and the percentage of households living in poverty. The progress made, as measured by these comparisons, will provide city agencies with a definitive evaluation of their efforts towards stimulating choice in the housing market.~~

~~In order to pursue implementation of the adopted Housing Principles, city agencies will draft strategies on a community by community basis. To lay the foundation for these strategies, community profiles for each of the eleven planning communities in Minneapolis will be developed by the Planning Department. These profiles will include demographic data, such as household income, employment and income earnings, household composition in terms of age distribution, and race/ethnicity, as well as economic and inventory data on the variety and type of housing, affordability levels and fair housing compliance, and Metropolitan Council guidelines on the variety, mix, density and affordability of housing in a given community.~~

4.9—Minneapolis will implement its adopted Housing Principles and the Housing Impact Measures through community-based strategies directing future housing development.

Implementation Steps

~~Develop community-by-community strategies to implement the city's Housing Principles, using the following tools:~~

~~The variety of housing types throughout the city, its communities and the metropolitan area shall be increased, giving prospective buyers and renters greater choice in where they live.~~

~~2 Identify and support private sector development for changing housing demographics in markets such as seniors, empty nesters and the physically challenged.~~

~~2 Develop/provide incentives for placing new housing on transportation corridors.~~

~~2 Up to 20 percent of the units in new multifamily housing developments should be affordable.~~

~~2 Develop/provide tax and zoning incentives to developers for infill housing that is well designed, serves several income levels, adds to the tax base and fits the urban environment.~~

~~*The management, quality and balance of subsidized housing throughout the City and the Metro area shall be improved.*~~

~~2 Disperse subsidized housing metro-wide. No community should receive greater concentration than the metro average.~~

~~2 When private property is converted to subsidized scattered site housing, attention on a city-wide basis needs to be given to maintaining/adding homesteaded housing of equal or greater tax generating value.~~

~~2 Design new scattered site or multi-unit housing to match the characteristics and housing types of the community in which it is located.~~

~~*Housing markets that are already strong shall be preserved and strengthened.*~~

~~2 Decrease the current rate of homestead property loss (2,000/year) by 20% per year for the next five years.~~

~~2 Recognize NRP action plans as a basis for implementing housing policy. Work with the School Board so that NRP plans which fund subsidized housing will enable the designation of community schools.~~

~~2 Streamline city zoning and permitting to encourage homeowner renovation and investment.~~

~~*The quality of Minneapolis' housing stock shall be improved.*~~

~~2 Emphasize recycling of existing housing stock through renovation and rehabilitation.~~

~~2 Neighborhood livability, including safety, traffic calming, streetscape, green space, retail development and community schools are recognized as vital to housing success.~~

~~2 Retain and preserve existing affordable and private rental housing.~~

4.9 Minneapolis will grow by increasing its supply of housing

Implementation Steps

Support the development of new medium- and high-density housing in appropriate locations throughout the City.

Support the development of infill housing on vacant lots. Use partnerships and incentives to reduce city subsidy level and duration of vacancy.

Use new and strengthened strategies and programs to preserve and maintain existing housing stock.

Review policies and practices that determine the appropriate scale of residential development on properties that come into city ownership or request City development assistance.

Streamline city development review, permitting and licensing to make it easier to develop property in the City of Minneapolis.

Promote and market Minneapolis development opportunities more effectively.

Foster community dialog about housing growth in and adjacent to city neighborhoods.

Improve the information systems that support housing-related policy making, goal-setting, and program evaluation.